107.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,100 / 886,100
					USE VALUE:	886,100 / 886,100
					ASSESSED:	886,100 / 886,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEVINE MARY B/TRUSTEE
Owner 2:	MARY B DEVINE TRUST
Owner 3:	
Street 1:	35 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEVINE MARY M -
Owner 2:	-
Street 1:	35 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,250 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1957, having primarily Vinyl Exterior and 2706 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10250.000	376,200	600	509,300	886,100
Total Card	0.235	376,200	600	509,300	886,100
Total Parcel	0.235	376,200	600	509,300	886,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.46 | /Parcel: 327.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68599

GIS Ref

GIS Ref

Insp Date 09/17/18

!8438!

PREVIOUS ASSESSMENT

Parcel ID 107.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,200	600	10,250.	509,200	886,000	886,000	Year End Roll	12/18/2019
2019	101	FV	290,300	600	10,250.	509,200	800,100	800,100	Year End Roll	1/3/2019
2018	101	FV	290,300	600	10,250.	436,500	727,400	727,400	Year End Roll	12/20/2017
2017	101	FV	290,300	600	10,250.	407,400	698,300	698,300	Year End Roll	1/3/2017
2016	101	FV	290,300	600	10,250.	349,200	640,100	640,100	Year End	1/4/2016
2015	101	FV	261,400	600	10,250.	312,800	574,800	574,800	Year End Roll	12/11/2014
2014	101	FV	261,400	600	10,250.	289,500	551,500	551,500	Year End Roll	12/16/2013
2013	101	FV	261,400	600	10,250.	276,100	538,100	538,100		12/13/2012

PRINT

Date	Time
12/10/20	23:00:47

LAST REV

Date	Time
10/03/18	13:53:16

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8438

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVINE MARY B	1303-120		7/8/2005	Family	99	No	No		
DEVINE ROBERT J	900-127		1/13/2003	Family		No	No		
	900-127		1/1/1978		72,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
5/19/2009	Measured	189	PATRIOT
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
7/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10250		Sq. Ft.	Site		0	70.	0.71	4									509,253						509,300	

Total AC/HA:	0.23531	Total SF/SM:	10250	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	509,253	Spl Credit		Total:	509,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23203993
Const Adj.:	1.00139987
Adj $ / SQ:	117.208
Other Features:	119949
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462222
Depreciation:	85973
Depreciated Total:	376249

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

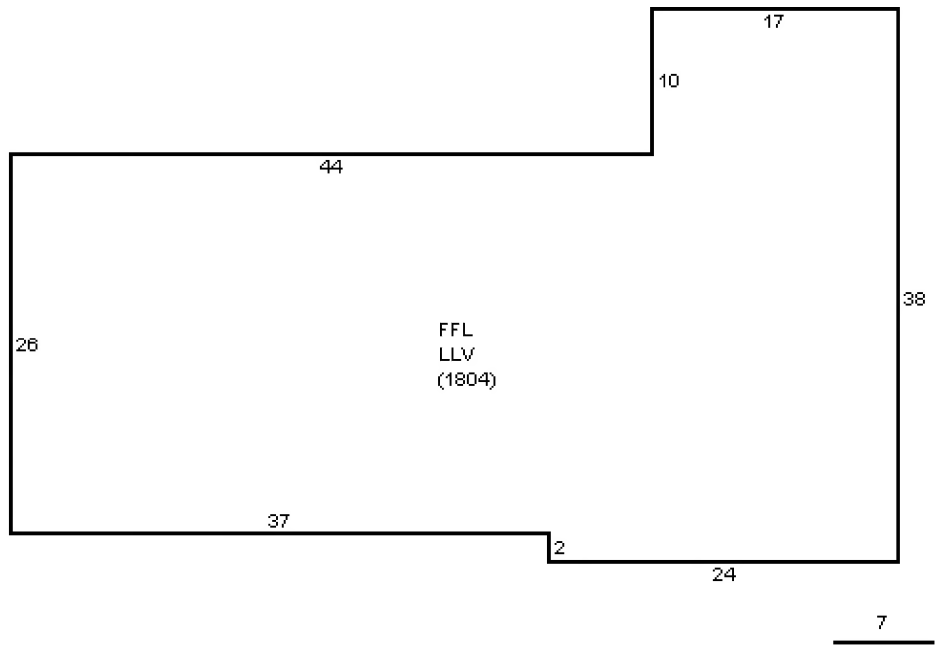
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	117.21
Special Features:	0	Val/Su Net:	104.27
Final Total:	376200	Val/Su SzAd	208.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,804	117.210	211,443
LLV	Lower Level	1,804	72.520	130,830

Net Sketched Area:	3,608		Total:	342,273	
Size Ad	1804	Gross Are	3608	FinArea	2706

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	17X18	A	AV	1960	3.48	T	40.8	101			600			600
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600